

Modifying Your Home for Accessibility



Publications

- **Accessible Home Design: Architectural Solutions for the Wheelchair User.** This book features accessibility solutions related to specific building features, including entrances, residential elevators, kitchen designs, bathroom plans, plumbing fixtures, grab bars, doors, windows, and garden paths.
- **Remodeling for Easy Access Living.** With this illustrated room-by-room guide, older adults will find many ideas for modifying their home so they can continue to live independently. Ideas include: nonskid flooring, anti-scalding devices on sinks, and curbless showers.
- **Universal Design for the Home: Great Looking, Great Living Design for All Ages, Abilities, and Circumstances.** This book focuses on renovation projects and is filled with creative ideas, photographs, floor plans, and practical resources for creating a universally accessible home.
- **Universal Design Ideas for Style, Comfort & Safety.** Experts, including certified kitchen and bath designers, aging-in-place specialists, and a licensed occupational therapist, provide design ideas for accessible and safe entryways, hallways, living areas, kitchens, master suites, garages, and landscaping.

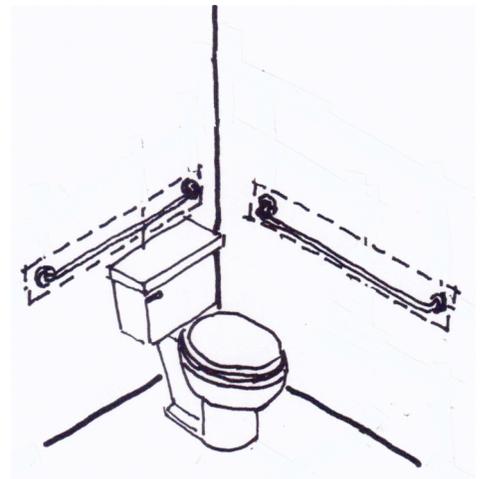
Web Sites

- **AARP.** The AARP web site provides useful information on universal home design, aging-in-place, and housing for adults over 50.
Web site address: www.aarp.org/families/home_design
- **Center for Universal Design (CUD).** CUD is a national information, technical assistance and research center that evaluates, develops, and promotes accessible and universal design in housing.
Web site address: www.design.ncsu.edu/cud/pubs_p/phousing.htm
- **City and County of Honolulu Department of Community Services (DCS).** DCS provides low interest loans to eligible property owners who are interested in repairing and improving their property or who are interested in creating or improving access for a household member with disabilities.
Web site address: www.honolulu.gov/dcs/housingloans.htm
- **Easter Seals.** Easter Seals and the Century 21 System's Easy Access Housing for Easier Living Program provides homeowners with helpful educational brochures, an expert panel with additional resources and easy-to-implement tips for making an accessible home a reality.
Web site address: www.easterseals.com/site/PageServer?pagename=ntlc_easyaccesshousing
- **United States Access Board.** The U.S. Access Board is a leading source of information on accessible design for the built environment. Their ADA Accessibility Guidelines contains technical information and dimensions for accessible features, such as ramps, entrances, and bathrooms.
Web site address: www.access-board.gov/pubs.htm

Common Accessible Features

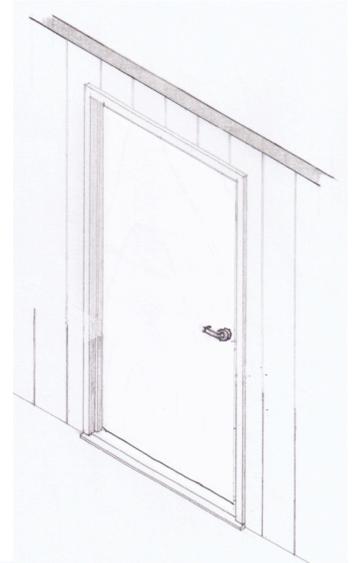
Grab Bars:

- Grab Bar Size: 1-½” diameter fastened to wall studs or reinforcement backing
- Grab Bar Height: Mounted at 34” to 36” from the floor to the center line of the grab bar
- Side Wall Grab Bar:
 - 42” minimum length
 - Locate back end of grab bar 12” from back wall
- Rear Wall Grab Bar:
 - 36” minimum length
 - Locate grab bar (end closest to the corner wall) 12” minimum from the center line of toilet
- Toilet location: 18” from side wall to center line of toilet
- Toilet flush control: Locate on wide or open side of toilet



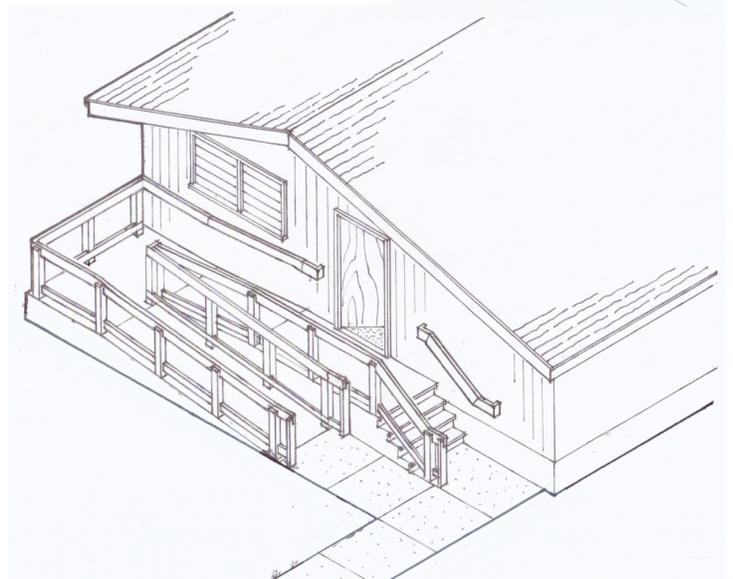
No Step Entry Door:

- Exterior Entry Door Size: Clear opening of 2’-8” wide x 6’-8” high minimum (32” x 80”)
- Door Handles: Lever Hardware; installed no higher than 48” from floor to center line of hardware
- Door Threshold: ½” high maximum at exterior door with sloped edges at 1:2 (vertical to horizontal) ratio
- Level wheelchair maneuvering space at door



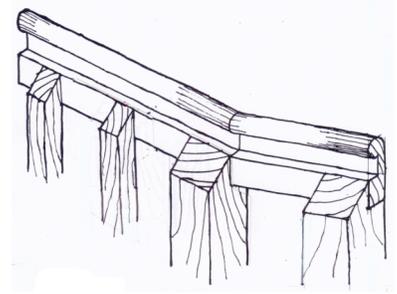
Ramps:

- Ramp Width: 3’-0” clear width minimum between handrails
- Level landings at top and bottom of ramps 5’-0” deep minimum
- Smooth, level transitions to ramped areas
- Non-slip surface
- Running Slope 1:12 maximum (vertical to horizontal)
- Cross Slope 1:48 maximum (vertical to horizontal)
- Provide a curb or bottom rail at ramp edges and landings with drop-offs
- Level wheelchair maneuvering space at door
- Handrails: See details for ‘Handrail at Railings’ and ‘Handrail at Wall’



Handrail at Railing:

- 12” long minimum extension beyond top and bottom of ramp, parallel with landing
- Handrail Height: 34” to 38” from the finished floor to the top of the handrail
- Size: 1-½” diameter
- Handrail gripping surface to be continuous



Handrail at Wall:

- 12” long minimum extension beyond top and bottom of ramp, parallel with landing
- Handrail Height: 34” to 38” from the finished floor to the top of the handrail
- Size: 1-½” diameter
- Handrail gripping surface to be continuous
- Handrail to be mounted 1-½” from face of wall to handrail



“The Disability and Communication Access Board (DCAB) does not endorse any resource listed in this document. The illustrations are based on the minimum requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Homes are not required to comply with the ADAAG, but it can provide assistance when modifying a home for accessibility. Modifications to your home must comply with all applicable federal, state, and local requirements (i.e., building code and land use ordinance). Information in this fact sheet is guidance and is not legally binding on DCAB.

If you are an owner or renter of a dwelling unit that is covered under the Fair Housing Act (i.e., condominium or apartment) and want to know your rights, contact DCAB.”



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